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TAX
PAIDWARRANTY DEED
Corporation

012599

KNOW ALL MEN BY THESE PRESENTS

That, **ADCA, INC.**, a corporation organized and existing under the laws of the State of Maine, and located at Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **UNION/FRONT CORP.**, a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec and State of Maine, the receipt whereof it does hereby acknowledged, does hereby **give, grant, bargain, sell and convey**, unto the said **UNION/FRONT CORP.**, its successor/successors and assigns forever,

A certain lot or parcel of land, together with the buildings thereon, situated in Waterville, in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:-

Beginning at the southeast corner of land formerly owned by Richard Sweetzer; thence southerly on the rangeway between the first and second tier of lots to Mr. Karkany's plan about seventy-one (71) rods to land formerly owned by Solomon Berry; thence about north 66-1/2' west one hundred and sixty (160) rods to land formerly owned by George W. Pressey; thence northerly parallel with the rangeway and said Pressey's land about thirty-three (33) rods to the south line of bank lot No. 95 on said plan; thence on said south line about north 66-1/2' west eighty (80) rods to land formerly owned by Clifford Williams; thence northerly on said Williams east line twenty-seven (27) rods to land formerly owned by Richard Sweetzer; thence easterly eighty (80) rods; thence northerly parallel with the rangeway thirteen (13) rods to land formerly owned by Richard Sweetzer; thence easterly to the first mentioned bound; meaning and intending to convey the tract of land described in the first part of the deed from Jeremiah Mitchell to Elijah Mitchell and Benjamin Mitchell dated August 26, 1836, and recorded in the Kennebec County Registry of Deeds in Book 100, Page 305.

Also, one other lot or parcel of land, situated in said Waterville, and bounded and described as follows, to wit:-

Beginning at the northeast corner of land formerly owned by Elijah Mitchell at the center of the rangeway; thence running easterly in the center of said rangeway far enough to make eighteen and one-half (18-1/2) rods at right angles; thence westerly parallel with the said Mitchell's said north line seventy-four (74) rods to the west line of the road; thence easterly parallel with the rangeway far enough to make twenty-one and one-half (21-1/2) rods; thence west northwest one hundred and ten (110) rods to the trout brook;

thence southerly parallel with the rangeway far enough to make twenty-five (25) rods at right angles; thence west northwest sixty (60) rods to land formerly owned by Clifford Williams; thence southerly on said William's land far enough to make twenty-seven and one-half (27-1/2) rods at right angles; thence easterly on said Mitchell's north line to the first mentioned bound. Containing forty-eight and one-eighth acres.

Excepting and reserving from the within described premises the premises conveyed by Harley A. and Ella K. Lunn to the City of Waterville by deed dated February 20, 1941, and recorded in the Kennebec County Registry of Deeds in Book 770, Page 414.

Also excepting and reserving from the above described premises the premises indicated in a "Layout and Notice of Taking" dated September 10, 1958, and recorded in the Kennebec County Registry of Deeds in Book 1128, Page 102, and in a "Receipt and Confirmation of Taking" dated December 12, 1958, and recorded in the Kennebec County Registry of Deeds in Book 1138, Page 286.

Also excepting and reserving a parcel of land conveyed by the Elm City Convalescent Home, Inc. to the City of Waterville by deed dated February 12, 1965, and recorded in the Kennebec County Registry of Deeds in Book 1369, Page 443.

Meaning and intending further hereby to convey a twenty (20) foot right-of-way over the location of what is now the Mitchell Road for a distance of five hundred fifty (550) feet, more or less, from the southerly line of the grantor; thence westerly to the remaining portion of the grantor's property severed as the result of the conveyance from Elm City Convalescent Home, Inc. to the City of Waterville.

Meaning and intending hereby to convey the premises acquired by the within Grantor by deed of Robert J. Carey dated March 3, 1977, and recorded in the Kennebec County Registry of Deeds in Book 1980, Page 9.

To have and to hold, the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **UNION/FRONT CORP.**, its successor/successors and assigns, to its and their use and behoof forever.

And the said Grantor Corporation does hereby **covenant** with the said Grantee, its successor/successors and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances: **EXCEPT AS AFORESAID**; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will **Warrant and Defend** the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said **ADCA, INC.** has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert J.

Carey, its President, thereunto duly authorized, this 14th day of June, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

ADCA, INC.

Cecil J. Bunn

By Robert J. Carey
Robert J. Carey, Its President

STATE OF MAINE
KENNEBEC, SS.

Dated: June 14, 1989

Then personally appeared the above named Robert J. Carey, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said Corporation.

Before me,

Cecil J. Bunn
Notary Public

Print Name:

My Commission Expires:



RECEIVED KENNEBEC SS.

1989 JUN 19 AM 9:00

ATTEST: Theresa Ruth Brown
REGISTER OF DEEDS